

**MINUTES OF A REGULAR MEETING OF THE
COMMON COUNCIL OF THE CITY OF JASPER, INDIANA
AUGUST 19, 2015**

A meeting of the Common Council of the City of Jasper, Indiana, was held on Wednesday, August 19, 2015, in the Council Chambers of City Hall located at 610 Main Street, Jasper, Indiana.

Call to Order. Presiding Officer Mayor Terry Seitz called the meeting to order at 7:00 p.m.

Roll Call.

Clerk-Treasurer Juanita S. Boehm called the roll.

Mayor Terry Seitz	Present
Council members:	
Gregory Schnarr	Present
David Prechtel	Present
Thomas Schmidt	Present
Earl Schmitt	Present
Kevin Manley	Present
Randall Buchta	Present
Raymond Howard	Absent
City Attorney Renee Kabrick	Present
Clerk-Treasurer Juanita S. Boehm	Present

Boehm announced that in order to have a quorum for the meeting, a majority of the council members must be in attendance. Six of the seven council members were in attendance which is a majority; therefore, there was a quorum for the meeting.

Pledge of Allegiance. Mayor Seitz invited all those present to join him in reciting the Pledge of Allegiance.

Approval of the Minutes.

The following minutes were distributed to and examined by the Council:

1. July 22, 2015 regular common council meeting
2. July 27, 2015 special meeting-budget hearing
3. August 12, 2015 executive session memorandum-joint with JCAC

A motion was made by Council member Gregory Schnarr and seconded by Council member Kevin Manley to approve three sets of minutes as presented. Motion carried 6-0.

JASPER LOFTS LLC TAX ABATEMENT

Andrew Seger, president of the Jasper Economic Development Commission, said the board met this morning to consider a tax abatement application submitted by Cash Waggner Enterprise LLC/Jasper Lofts, LLC. Seger said this is the first time the board had to consider an application submitted

by a non-manufacturing business. The scoring system is mainly structured for manufacturing businesses. There was unanimous support for the wage scoring and how to apply points for this type of housing project. The EDC issued 90 points for this application.

Peter Schwiegeraht with the Miller Valentine Group, the company which has plans to develop a large part of the former JOFCO building on Vine Street into workforce housing, said about \$13 million will be invested in this housing project. He thanked the City for its incentive commitment to invest \$450,000. He also said Miller Valentine will be partnering with Tri-Cap on this project.

**RESOLUTION NO. 2015-5 RESOLUTION OF THE COMMON COUNCIL
DESIGNATING A PORTION OF THE CITY OF JASPER, INDIANA, AS
AN ECONOMIC REVITALIZATION AREA**

Cash Waggner Enterprise LLC
Jasper Lofts, LLC

This resolution declares an economic revitalization area for the former JOFCO building for tax abatement.

A motion was made by Council member David Prechtel and seconded by Council member Earl Schmitt to consider the resolution for one reading only. Motion carried 6-0. Thereafter, a motion was made by Council member Gregory Schnarr and seconded by Council member Kevin Manley to read the resolution by title only. Motion carried 6-0. The city attorney so read the resolution. Thereafter, a motion was made by Council member Randall Buchta and seconded by Council member Thomas Schmidt to pass and adopt Resolution No. 2015-5. Motion carried 6-0.

UTILITY SERVICE BOARD REPORT

General Manager of Utilities Gerald ‘Bud’ Hauersperger gave a report on the regular monthly Utility Service Board meeting held on August 17, 2015. A copy of the Utility Service Board minutes is supplied to each council member.

BEAVER LAKE SPILLWAY ELEVATION PROJECT

Mayor Seitz said a Beaver Lake Management Plan concept was proposed to landowners in 2014 and such a Plan needs to be looked at and put in place.

Seitz said Brad Popp made a prior request to speak to the Council. Brad Popp said the Friends of Beaver Lake have shown their support and raised approximately \$140,000 in donations for the Beaver Lake Spillway Elevation project. When soliciting donations, Popp said the people were asked, what can you do one time for Beaver Lake? Popp now asked what the City can do. He agreed that there is a need to look at a lake management plan.

After Popp’s comments, Council member Kevin Manley read the following prepared statement.

Beaver Lake Discussion

“The issue with the Beaver Lake all started with a government mandate: work was done, discrepancies were found, and a lot of research was conducted.

The Bottom line: Beaver Lake is down somewhere between 8 to 10 inches.

Not only is the lake used as a backup water supply for our city, it is also used for recreation. The lake has been and will continue to be a tremendous asset for Jasper. We all agree we must get this issue resolved.

I believe a public-private partnership is the way to resolve this issue. We must work together.

So far,

- Friends of Beaver Lake have raised \$140,000 to help solve the issue. They also agreed to increased fees at the lake that will raise \$36,775 over the next five years.
- The Jasper Utilities is allocating \$50,000 to support this resolve.
- Also, Jasper’s Park Department is contributing up to \$15,000 from trees harvested and has a special meeting planned to discuss a possible additional contribution.

That leaves us with up to \$180,000 still needed to complete the project.

Currently, we are asking the renters to borrow this money from the utilities and pay it back over the next 5 to 7 years with a few renters signing off and owning the responsibilities to collect and pay back this loan. **This I do not agree with.**

With the \$140,000 plus the fee increases, renters will already be paying \$176,775 toward the project. I believe that is a significant contribution and they are paying their part without having to borrow for more money to contribute.

There is a difference in an expenditure versus an investment. I believe this is an investment in a tremendous asset.

As an alternative, I would like to make a proposal and motion to pay up to \$180,000 out of our Riverboat Fund, a fund that is comprised of money we get from user fees from the casino, to make up the difference. This will allow us to finance the project to get the dam raised to an agreeable height with the renters.

This project will satisfy the recreational use of the lake and will add 60 million gallons of water to support the lake as our backup water supply.

This will also help reduce the problem that has recently arose, the flooding below the dam”.

Council member Randall Buchta said he agreed 100% with using up to \$180,000 from the Riverboat Fund. Council member Thomas Schmidt and Council member Earl Schmitt also agreed. Council member David Prechtel said the City should support the project. This is also a \$180,000 investment towards adding 60 million gallons of water to our backup water. Council member Gregory Schnarr also agreed with spending the \$180,000 from the Riverboat Fund. He thanked those who got this project going. He also said we need to focus on maintaining the area in the future.

Thereafter, a motion was made by Council member Kevin Manley and seconded by Council member Randall Buchta to use up to \$180,000 to help fund this project and take it from the Riverboat Fund. Motion carried 6-0.

**ORDINANCE NO. 2015-21 AN ORDINANCE APPROPRIATING
ADDITIONAL MONEY FOR THE CITY OF JASPER, INDIANA FOR
THE REMAINDER OF THE YEAR ENDING DECEMBER 31, 2015**

This ordinance appropriates money for the remainder of 2015.

A motion was made by Council member Randall Buchta and seconded by Council member Kevin Manley to read the ordinance by title only on first reading. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member David Prechtel to approve the ordinance on first reading. Motion carried 6-0.

**ORDINANCE NO. 2015-22 AN ORDINANCE APPROPRIATING MONEY
FOR THE CITY OF JASPER, INDIANA FOR THE YEAR 2016**

This ordinance appropriates money for the 2016 budget.

The pre-adoption public hearing is scheduled for Thursday, September 10, 2015 at 8:00 a.m. Final adoption will be on September 23, 2015

A motion was made by Council member Gregory Schnarr and seconded by Council member David Prechtel to read the ordinance by title only on first reading. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Earl Schmitt to approve the ordinance on first reading. Motion carried 6-0.

Under discussion Mayor Seitz commended the departments for reducing their budget by five percent.

**ORDINANCE NO. 2015-23 AN ORDINANCE LEVYING TAXES AND
FIXING THE RATE OF TAXATION FOR THE CITY OF JASPER,
INDIANA, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016**

This ordinance shows the advertised tax rate of .9844 for the 2016 budget.

A motion was made by Council member Earl Schmitt and seconded by Council member Randall Buchta to read the ordinance by title only on first reading. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Earl Schmitt to approve the ordinance on first reading. Motion carried 6-0.

ACKNOWLEDGE RECEIPT OF TIF REPORT

Clerk-Treasurer Juanita Boehm said the Council needs to acknowledge that it received a report by August 1, 2015 from the Redevelopment Commission that showed the following information set forth for each tax increment financing district regarding the previous year:

- (1) Revenues received.
- (2) Expenses paid.
- (3) Fund balances.
- (4) The amount and maturity date for all outstanding obligations.
- (5) The amount paid on outstanding obligations.
- (6) A list of all the parcels included in each tax increment financing district allocation area and the base assessed value and incremental assessed value for each parcel in the list.

A motion was made by Council member Thomas Schmidt and seconded by Council member Randall Buchta to acknowledge that on July 29, 2015 each council member received a copy of the above mentioned TIF report from the Redevelopment Commission. Motion carried 6-0.

RDC REPORT

John Bell, President of the Jasper Redevelopment Commission, provided an update on items that have been addressed by the RDC during its August meeting.

He gave an update and an estimated time schedule for the Downtown Square project. They are currently seeking requests for proposal for a design engineer.

Bell said there is a developer for the Jasper Cabinet property project. He said the developer mentioned that TIF funding is needed in order to do the project so what they are proposing is to carve out an area from the current Central TIF district and create their own TIF district. He then gave an estimated timeline for this project. Bell then asked for feedback from the council about this project.

Council member Thomas Schmidt asked Bell if he thought this was a viable project. Bell said yes, and he felt there was no harm in creating this TIF district.

Council member Kevin Manley said he is in favor of using TIF dollars earned if it is used for infrastructure but he is not in favor of borrowing money and putting the City at risk.

Bell said he wants to be open-minded and explore that option because it is going to be hard to contribute TIF dollars. There are a couple of different ways to bond but it has to be very conservative and we have to be confident that we are not going to be hung out to dry. He said not to be closed minded yet, let's just explore and see what happens.

City Attorney Renee Kabrick said the idea that an economic development bond would be involved has been mentioned however the City would not be the borrower. The developer would be the responsible party and we would have a mechanism in place so even if the developer backed out, the City would not be hung out to dry.

Adjournment. There being no further business to come before the board, a motion was made by Council member Thomas Schmidt and seconded by Council member Earl Schmitt to adjourn the meeting. The motion carried 6-0 and the meeting adjourned at 8:22 p.m.

The minutes were hereby approved _____ with X without corrections or clarification this 23rd day of September, 2015.

Mayor Terry Seitz
Presiding Officer

Attest: _____
Juanita S. Boehm, Clerk-Treasurer